



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 3/5/2020

45 Day Lock Exp.: 3/20/2020

60 Day Lock Exp.: 4/6/2020

W. Rate Sheet Dated: 2/4/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	101.798	101.648	101.498	3.250	101.009	100.859	100.709	2.375	97.693	97.543	97.393	3.125	99.417	99.267	99.117
3.375	102.271	102.121	101.971	3.375	101.385	101.235	101.085	2.500	98.121	97.971	97.821	3.250	99.896	99.746	99.596
3.500	102.686	102.536	102.386	3.500	101.716	101.566	101.416	2.625	98.550	98.400	98.250	3.375	99.995	99.845	99.695
3.625	103.065	102.915	102.765	3.625	102.027	101.877	101.727	2.750	98.754	98.604	98.454	3.500	100.224	100.074	99.924
3.750	102.259	102.109	101.959	3.750	101.462	101.312	101.162	2.875	99.174	99.024	98.874	3.625	100.119	99.969	99.819
3.875	102.644	102.494	102.344	3.875	101.796	101.646	101.496	3.000	99.588	99.438	99.288	Margin = 2.250		Index = 1.500	
4.000	103.003	102.853	102.703	4.000	102.084	101.934	101.784	3.125	99.928	99.778	99.628				
4.125	103.330	103.180	103.030	4.125	102.347	102.197	102.047	3.250	101.513	101.363	101.213				
4.375	103.199	103.099	102.999	4.375	102.591	102.491	102.391	3.375	101.867	101.717	101.567				
4.500	103.504	103.404	103.304	4.500	102.792	102.692	102.592	3.500	102.176	102.026	101.876				
4.625	103.782	103.682	103.582	4.625	103.111	103.011	102.911	3.625	102.464	102.314	102.164				
4.750	104.037	103.937	103.837	4.750	103.594	103.494	103.394	3.750	102.932	102.782	102.632				
4.875	104.274	104.174	104.074	4.875	103.828	103.728	103.628	3.875	103.243	103.093	102.943				
5.000	104.592	104.492	104.392	5.000	104.030	103.930	103.830	4.000	103.508	103.358	103.208				
5.125	104.821	104.721	104.621	5.125	104.349	104.249	104.149	4.125	103.761	103.611	103.461				
5.375	105.027	104.927	104.827	5.375	104.581	104.481	104.381	4.250	103.238	103.088	102.938				
5.500	105.345	105.245	105.145	5.500	104.783	104.683	104.583	4.375	103.429	103.279	103.129				
5.625	105.574	105.474	105.374	5.625	105.102	105.002	104.902	4.500	103.615	103.465	103.315				
6.250	106.000	105.850	105.700	6.250	105.889	105.739	105.589	4.625	103.918	103.768	103.618				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	101.048	100.898	100.748	3.250	100.009	99.859	99.709	2.375	96.693	96.543	96.393	3.125	98.417	98.267	98.117
3.375	101.521	101.371	101.221	3.375	100.385	100.235	100.085	2.500	97.121	96.971	96.821	3.250	98.896	98.746	98.596
3.500	101.936	101.786	101.636	3.500	100.716	100.566	100.416	2.625	97.550	97.400	97.250	3.375	98.995	98.845	98.695
3.625	102.315	102.165	102.015	3.625	101.027	100.877	100.727	2.750	97.754	97.604	97.454	3.500	99.224	99.074	98.924
3.750	101.509	101.359	101.209	3.750	100.462	100.312	100.162	2.875	98.174	98.024	97.874	3.625	99.119	98.969	98.819
3.875	101.894	101.744	101.594	3.875	100.796	100.646	100.496	3.000	98.588	98.438	98.288	Margin = 2.250		Index = 1.500	
4.000	102.253	102.103	101.953	4.000	101.084	100.934	100.784	3.125	98.928	98.778	98.628	30 Year OTC			
4.125	102.580	102.430	102.280	4.125	101.347	101.197	101.047	3.250	100.513	100.363	100.213	Rate	30 Day	45 Day	60 Day
4.375	102.449	102.349	102.249	4.375	101.591	101.491	101.391	3.375	100.867	100.717	100.567	3.875	100.794	100.544	100.294
4.500	102.754	102.654	102.554	4.500	101.792	101.692	101.592	3.500	101.176	101.026	100.876	4.000	101.153	100.903	100.653
4.625	103.032	102.932	102.832	4.625	102.111	102.011	101.911	3.625	101.464	101.314	101.164	4.125	101.480	101.230	100.980
4.750	103.287	103.187	103.087	4.750	102.594	102.494	102.394	3.750	101.932	101.782	101.632	4.375	101.649	101.399	101.149
4.875	103.524	103.424	103.324	4.875	102.828	102.728	102.628	3.875	102.243	102.093	101.943	4.500	101.954	101.704	101.454
5.000	103.842	103.742	103.642	5.000	103.030	102.930	102.830	4.000	102.508	102.358	102.208	4.625	102.232	101.982	101.732
5.125	104.071	103.971	103.871	5.125	103.349	103.249	103.149	4.125	102.761	102.611	102.461	4.875	102.724	102.474	102.224
5.375	104.277	104.177	104.077	5.375	103.581	103.481	103.381	4.250	102.238	102.088	101.938	5.000	103.042	102.792	102.542
5.500	104.595	104.495	104.395	5.500	103.783	103.683	103.583	4.375	102.429	102.279	102.129	5.125	103.271	103.021	102.771
5.625	104.824	104.724	104.624	5.625	104.102	104.002	103.902	4.500	102.615	102.465	102.315	5.500	103.795	103.545	103.295
6.250	105.611	105.461	105.311	6.250	104.889	104.739	104.589	4.625	102.918	102.768	102.618	5.625	104.024	103.774	103.524

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	\$0 - \$49,999	-2.500	-2.500
FICO 680 - 719	0.250	0.250	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.250	0.250	\$85,001 - \$125,000	0.000	0.000
FICO 640 - 659	0.000	0.000	\$125,001 - \$175,000	0.000	0.000
FICO 620 - 639	-1.000	0.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	-1.500	-1.500	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	-2.000	-2.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	VA Jumbo	-0.350	-0.350
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000 Max Note Rate = 4.750				-1.875	-1.875

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	3.875	98.044	97.794	97.544	6.250	101.000	100.750	100.500
4.125	100.080	99.830	99.580	6.250	103.750	103.500	103.250	4.000	98.403	98.153	97.903				
4.250	100.205	99.955	99.705					4.125	98.730	98.480	98.230				
4.375	100.249	99.999	99.749					4.375	98.899	98.649	98.399				
4.500	100.554	100.304	100.054					4.500	99.204	98.954	98.704				
4.625	100.832	100.582	100.332					4.625	99.482	99.232	98.982				
5.000	101.642	101.392	101.142					4.875	99.974	99.724	99.474				
5.125	101.871	101.621	101.371					5.000	100.292	100.042	99.792				
5.250	102.356	102.106	101.856					5.125	100.521	100.271	100.021				
Borrower Paid Comp Only				Lender Paid Only				5.500	101.045	100.795	100.545				
								5.625	101.274	101.024	100.774				

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 135860006		
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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3/5/2020

45 Day Lock Exp.:

3/20/2020

60 Day Lock Exp.:

4/6/2020

W. Rate Sheet Dated: 2/4/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.898	100.748	100.598	3.250	100.539	100.389	100.239	2.375	94.473	94.323	94.173	3.125	99.167	99.017	98.867
3.375	101.371	101.221	101.071	3.375	100.915	100.765	100.615	2.500	94.901	94.751	94.601	3.250	99.646	99.496	99.346
3.500	101.786	101.636	101.486	3.500	101.246	101.096	100.946	2.625	95.330	95.180	95.030	3.375	99.745	99.595	99.445
3.625	102.165	102.015	101.865	3.625	101.557	101.407	101.257	2.750	98.222	98.072	97.922	3.500	99.974	99.824	99.674
3.750	101.703	101.553	101.403	3.750	101.336	101.186	101.036	2.875	98.642	98.492	98.342	3.625	99.869	99.719	99.569
3.875	102.087	101.937	101.787	3.875	101.670	101.520	101.370	3.000	99.056	98.906	98.756	Margin = 2.250		Index = 1.500	
4.000	102.446	102.296	102.146	4.000	101.958	101.808	101.658	3.125	99.395	99.245	99.095				
4.125	102.774	102.624	102.474	4.125	102.221	102.071	101.921	3.250	101.043	100.893	100.743				
4.375	102.362	102.262	102.162	4.375	102.183	102.083	101.983	3.375	101.397	101.247	101.097				
4.500	102.666	102.566	102.466	4.500	102.385	102.285	102.185	3.500	101.706	101.556	101.406				
4.625	102.944	102.844	102.744	4.625	102.704	102.604	102.504	3.625	101.994	101.844	101.694				
4.750	101.825	101.725	101.625	4.750	101.812	101.712	101.612	3.750	102.806	102.656	102.506				
4.875	102.061	101.961	101.861	4.875	102.045	101.945	101.845	3.875	103.117	102.967	102.817				
5.000	102.379	102.279	102.179	5.000	102.247	102.147	102.047	4.000	103.382	103.232	103.082				
5.125	102.608	102.508	102.408	5.125	102.566	102.466	102.366	4.125	103.634	103.484	103.334				
5.375	102.471	102.371	102.271	5.375	102.455	102.355	102.255	4.250	102.831	102.681	102.531				
5.500	102.788	102.688	102.588	5.500	102.656	102.556	102.456	4.375	103.022	102.872	102.722				
5.625	103.017	102.917	102.817	5.625	102.975	102.875	102.775	4.500	103.207	103.057	102.907				
6.250	102.711	102.561	102.411	6.250	102.669	102.519	102.369	4.625	103.511	103.361	103.211				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.148	99.998	99.848	3.250	99.109	98.959	98.809	2.375	95.293	95.143	94.993	3.125	97.454	97.304	97.154
3.375	100.621	100.471	100.321	3.375	99.485	99.335	99.185	2.500	95.721	95.571	95.421	3.250	97.996	97.846	97.696
3.500	101.036	100.886	100.736	3.500	99.816	99.666	99.516	2.625	96.150	96.000	95.850	3.375	98.095	97.945	97.795
3.625	101.415	101.265	101.115	3.625	100.127	99.977	99.827	2.750	97.198	97.048	96.898	3.500	98.324	98.174	98.024
3.750	100.953	100.803	100.653	3.750	99.906	99.756	99.606	2.875	97.618	97.468	97.318	3.625	98.219	98.069	97.919
3.875	101.337	101.187	101.037	3.875	100.240	100.090	99.940	3.000	98.032	97.882	97.732	Margin = 2.250		Index = 1.500	
4.000	101.696	101.546	101.396	4.000	100.528	100.378	100.228	3.125	98.372	98.222	98.072	30 Year OTC			
4.125	102.024	101.874	101.724	4.125	100.791	100.641	100.491	3.250	99.676	99.526	99.376	Rate	30 Day	45 Day	60 Day
4.375	101.612	101.512	101.412	4.375	100.753	100.653	100.553	3.375	100.029	99.879	99.729	3.875	100.237	99.987	99.737
4.500	101.916	101.816	101.716	4.500	100.955	100.855	100.755	3.500	100.338	100.188	100.038	4.000	100.596	100.346	100.096
4.625	102.194	102.094	101.994	4.625	101.274	101.174	101.074	3.625	100.626	100.476	100.326	4.125	100.924	100.674	100.424
4.750	101.075	100.975	100.875	4.750	100.382	100.282	100.182	3.750	100.524	100.374	100.224	4.375	100.812	100.562	100.312
4.875	101.311	101.211	101.111	4.875	100.615	100.515	100.415	3.875	100.835	100.685	100.535	4.500	101.116	100.866	100.616
5.000	101.629	101.529	101.429	5.000	100.817	100.717	100.617	4.000	101.100	100.950	100.800	4.625	101.394	101.144	100.894
5.125	101.858	101.758	101.658	5.125	101.136	101.036	100.936	4.125	101.353	101.203	101.053	4.875	100.511	100.261	100.011
5.375	101.721	101.621	101.521	5.375	101.025	100.925	100.825	4.250	100.588	100.438	100.288	5.000	100.829	100.579	100.329
5.500	102.038	101.938	101.838	5.500	101.226	101.126	101.026	4.375	100.779	100.629	100.479	5.125	101.058	100.808	100.558
5.625	102.267	102.167	102.067	5.625	101.545	101.445	101.345	4.500	100.965	100.815	100.665	5.500	101.238	100.988	100.738
6.250	101.961	101.811	101.661	6.250	101.239	101.089	100.939	4.625	101.268	101.118	100.968	5.625	101.467	101.217	100.967

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			FICO Adjuster		
FICO 720 +	0.250	0.250	FICO 620 - 639	-1.000	0.000
FICO 680 - 719	0.250	0.250	FICO 600 - 619	-1.500	-1.500
FICO 660 - 679	0.250	0.250	FICO 580 - 599	-2.000	-2.000
FICO 640 - 659	0.000	0.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	VA Jumbo	-0.350	-0.350
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000			Max Note Rate = 4.750	-1.875	-1.875

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750
DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	3.875	97.487	97.237	96.987	6.250	N/A	N/A	N/A
4.125	99.174	98.924	98.674	6.250	99.750	99.500	99.250	4.000	97.846	97.596	97.346				
4.250	99.017	98.767	98.517					4.125	98.174	97.924	97.674				
4.375	99.062	98.812	98.562					4.375	98.062	97.812	97.562				
4.500	99.366	99.116	98.866					4.500	98.366	98.116	97.866				
4.625	99.644	99.394	99.144					4.625	98.644	98.394	98.144				
5.000	99.079	98.829	98.579					4.875	97.761	97.511	97.261				
5.125	99.308	99.058	98.808					5.000	98.079	97.829	97.579				
5.250	99.450	99.200	98.950					5.125	98.308	98.058	97.808				
Borrower Paid Comp Only				Lender Paid Only				5.500	98.488	98.238	97.988				
								5.625	98.717	98.467	98.217				

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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



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W. Rate Sheet Dated: 2/4/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	98.772	98.672	98.572	3.375	100.996	100.896	100.796	3.375	100.996	100.896	100.796	4.000	102.815	102.715	102.615	4.000	102.440	102.340	102.240
3.125	99.845	99.745	99.645	3.500	101.453	101.353	101.253	3.500	101.453	101.353	101.253	4.125	102.807	102.707	102.607	4.125	102.432	102.332	102.232
3.250	100.612	100.512	100.412	3.625	101.939	101.839	101.739	3.625	101.939	101.839	101.739	4.250	102.982	102.882	102.782	4.250	102.607	102.507	102.407
3.375	101.246	101.146	101.046	3.750	102.108	102.008	101.908	3.750	102.108	102.008	101.908	4.375	103.253	103.153	103.053	4.375	102.878	102.778	102.678
3.500	101.703	101.603	101.503	3.875	102.563	102.463	102.363	3.875	102.563	102.463	102.363	4.500	103.579	103.479	103.379	4.500	102.954	102.854	102.754
3.625	102.189	102.089	101.989	3.990	102.725	102.625	102.525	3.990	102.725	102.625	102.525	4.625	103.639	103.539	103.439	4.625	103.014	102.914	102.814
3.750	102.358	102.258	102.158	4.000	102.825	102.725	102.625	4.000	102.825	102.725	102.625	4.750	103.410	103.310	103.210	4.750	102.785	102.685	102.585
3.875	102.813	102.713	102.613	4.125	102.817	102.717	102.617	4.125	102.817	102.717	102.617	4.875	103.766	103.666	103.566	4.875	103.141	103.041	102.941
3.990	103.100	103.000	102.900	4.250	103.128	103.028	102.928	4.250	103.128	103.028	102.928	4.990	103.893	103.793	103.693	4.990	102.893	102.793	102.693
4.000	103.200	103.100	103.000	4.375	103.399	103.299	103.199	4.375	103.399	103.299	103.199	5.000	103.993	103.893	103.793	5.000	102.993	102.893	102.793
4.125	103.192	103.092	102.992	4.500	103.475	103.375	103.275	4.500	103.475	103.375	103.275	5.125	104.221	104.121	104.021	5.125	103.221	103.121	103.021
4.250	103.503	103.403	103.303	4.625	103.535	103.435	103.335	4.625	103.535	103.435	103.335	5.250	103.597	103.497	103.397	5.250	102.597	102.497	102.397
4.375	103.774	103.674	103.574	4.750	103.964	103.864	103.764	4.750	103.964	103.864	103.764	5.375	103.806	103.706	103.606	5.375	103.806	103.706	103.606
4.500	104.100	104.000	103.900	4.875	104.320	104.220	104.120	4.875	104.320	104.220	104.120	5.500	103.995	103.895	103.795	5.500	103.995	103.895	103.795
4.625	104.160	104.060	103.960	4.990	104.072	103.972	103.872	4.990	104.072	103.972	103.872	5.625	104.249	104.149	104.049	5.625	104.249	104.149	104.049
4.750	104.589	104.489	104.389	5.000	104.172	104.072	103.972	5.000	104.172	104.072	103.972	5.750	103.840	103.740	103.640	5.750	103.840	103.740	103.640
4.875	104.945	104.845	104.745	5.125	104.400	104.300	104.200	5.125	104.400	104.300	104.200	5.875	103.849	103.749	103.649	5.875	103.849	103.749	103.649
4.990	105.072	104.972	104.872	5.250	104.680	104.580	104.480	5.250	104.680	104.580	104.480	5.990	103.773	103.673	103.573	5.990	103.773	103.673	103.573
5.000	105.172	105.072	104.972	5.375	105.889	105.789	105.689	5.375	105.889	105.789	105.689	6.000	103.873	103.773	103.673	6.000	103.873	103.773	103.673
30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	102.440	102.340	102.240	2.875	98.988	98.798	98.698	2.875	0.000	0.000	0.000	2.875	0.000	0.000	0.000	3.375	102.366	102.266	102.166
4.125	102.432	102.332	102.232	2.990	99.550	99.450	99.350	2.990	0.000	0.000	0.000	2.990	0.000	0.000	0.000	3.500	102.785	102.685	102.585
4.250	102.607	102.507	102.407	3.000	99.650	99.550	99.450	3.000	0.000	0.000	0.000	3.000	0.000	0.000	0.000	3.625	102.822	102.722	102.622
4.375	102.878	102.778	102.678	3.125	100.396	100.296	100.196	3.125	0.000	0.000	0.000	3.125	0.000	0.000	0.000	3.750	103.302	103.202	103.102
4.500	102.954	102.854	102.754	3.250	101.152	101.052	100.952	3.250	0.000	0.000	0.000	3.250	0.000	0.000	0.000	3.875	103.414	103.314	103.214
4.625	103.014	102.914	102.814	3.375	101.617	101.517	101.417	3.375	101.617	101.517	101.417	3.375	101.617	101.517	101.417	3.990	103.688	103.588	103.488
4.750	102.785	102.685	102.585	3.500	102.249	102.149	102.049	3.500	102.249	102.149	102.049	3.500	102.249	102.149	102.049	4.000	103.788	103.688	103.588
4.875	103.141	103.041	102.941	3.625	102.561	102.461	102.361	3.625	102.561	102.461	102.361	3.625	102.561	102.461	102.361	4.125	104.059	103.959	103.859
4.990	102.893	102.793	102.693	3.750	102.719	102.619	102.519	3.750	102.719	102.619	102.519	3.750	102.719	102.619	102.519	4.250	104.449	104.349	104.249
5.000	102.993	102.893	102.793	3.875	103.067	102.967	102.867	3.875	103.067	102.967	102.867	3.875	103.067	102.967	102.867	4.375	104.821	104.721	104.621
5.125	103.221	103.121	103.021	3.990	103.249	103.149	103.049	3.990	103.249	103.149	103.049	3.990	103.249	103.149	103.049	4.500	105.015	104.915	104.815
5.250	102.597	102.497	102.397	4.000	103.349	103.249	103.149	4.000	103.349	103.249	103.149	4.000	103.349	103.249	103.149	4.625	104.154	104.054	103.954
5.375	103.806	103.706	103.606	4.125	103.454	103.354	103.254	4.125	103.454	103.354	103.254	4.125	103.454	103.354	103.254	4.750	104.454	104.354	104.254
5.500	103.995	103.895	103.795	4.250	104.102	104.002	103.902	4.250	104.102	104.002	103.902	4.250	104.102	104.002	103.902	4.875	105.563	105.463	105.363
5.625	104.249	104.149	104.049	4.375	104.246	104.146	104.046	4.375	104.246	104.146	104.046	4.375	104.246	104.146	104.046	4.990	104.642	104.542	104.442
5.750	103.840	103.740	103.640	4.500	104.442	104.342	104.242	4.500	104.442	104.342	104.242	4.500	104.442	104.342	104.242	5.000	104.742	104.642	104.542
5.875	103.849	103.749	103.649	4.625	104.496	104.396	104.296	4.625	104.496	104.396	104.296	4.625	104.496	104.396	104.296	5.125	104.753	104.653	104.553
5.990	103.773	103.673	103.573	4.750	104.839	104.739	104.639	4.750	104.839	104.739	104.639	4.750	104.839	104.739	104.639	5.250	105.094	104.994	104.894
6.000	103.873	103.773	103.673	4.875	105.134	105.034	104.934	4.875	105.134	105.034	104.934	4.875	105.134	105.034	104.934	5.375	0.000	N/A	N/A
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	102.366	102.266	102.166	3.375	102.366	102.266	102.166	3.375	101.978	101.878	101.778	3.375	101.978	101.878	101.778	3.375	101.978	101.878	101.778
3.500	102.785	102.685	102.585	3.500	102.785	102.685	102.585	3.500	102.397	102.297	102.197	3.500	102.397	102.297	102.197	3.500	102.397	102.297	102.197
3.625	102.822	102.722	102.622	3.625	102.822	102.722	102.622	3.625	101.937	101.837	101.737	3.625	101.937	101.837	101.737	3.625	101.937	101.837	101.737
3.750	103.302	103.202	103.102	3.750	103.302	103.202	103.102	3.750	102.417	102.317	102.217	3.750	102.417	102.317	102.217	3.750	102.417	102.317	102.217
3.875	103.414	103.314	103.214	3.875	103.414	103.314	103.214	3.875	102.529	102.429	102.329	3.875	102.529	102.429	102.329	3.875	102.529	102.429	102.329
3.990	103.688	103.588	103.488	3.990	103.688	103.588	103.488	3.990	102.803	102.703	102.603	3.990	102.803	102.703	102.603	3.990	102.803	102.703	102.603
4.000	103.788	103.688	103.588	4.000	103.788	103.688	103.588	4.000	102.903	102.803	102.703	4.000	102.903	102.803	102.703	4.000	102.903	102.803	102.703
4.125	103.059	103.959	103.859	4.125	104.059	103.959	103.859	4.125	102.807	102.707	102.607	4.125	102.807	102.707	102.607	4.125	102.807	102.707	102.607
4.250	104.449	104.349	104.249	4.250	104.449	104.349	104.249	4.250	103.197	103.097	102.997	4.250	103.197	103.097	102.997	4.250	103.197	103.097	102.997
4.375	104.696	104.596	104.496	4.375	104.696	104.596	104.496	4.375	103.569	103.469	103.369	4.375	103.444	103.344	103.244	4.375	103.444	103.344	103.244
4.500	104.890	104.790	104.690	4.500	104.890	104.790	104.690	4.500	103.763	103.663	103.563	4.500	103.638	103					



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

3/5/2020

45 Day Lock Exp.:

3/20/2020

60 Day Lock Exp.:

4/6/2020

W. Rate Sheet Dated: 2/4/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	99.060	98.960	98.860	2.875	99.189	99.089	98.989	3.375	102.518	102.418	102.318	4.000	102.541	102.441	102.341	3.375	101.830	101.730	101.630
3.125	100.129	100.029	99.929	2.990	99.838	99.738	99.638	3.500	102.934	102.834	102.734	4.125	102.617	102.517	102.417	3.500	102.246	102.146	102.046
3.250	100.893	100.793	100.693	3.000	99.938	99.838	99.738	3.625	102.870	102.770	102.670	4.250	102.711	102.611	102.511	3.625	101.684	101.584	101.484
3.375	101.522	101.422	101.322	3.125	100.680	100.580	100.480	3.750	103.347	103.247	103.147	4.375	102.977	102.877	102.777	3.750	102.161	102.061	101.961
3.500	101.975	101.875	101.775	3.250	101.432	101.332	101.232	3.875	103.455	103.355	103.255	4.500	103.301	103.201	103.101	3.875	102.269	102.169	102.069
3.625	102.453	102.353	102.253	3.375	101.894	101.794	101.694	3.990	103.730	103.630	103.530	4.625	103.359	103.259	103.159	3.990	102.544	102.444	102.344
3.750	102.494	102.394	102.294	3.500	102.518	102.418	102.318	4.000	103.830	103.730	103.630	4.750	103.033	102.933	102.833	4.000	102.644	102.544	102.444
3.875	102.941	102.841	102.741	3.625	102.830	102.730	102.630	4.125	104.108	104.008	103.908	4.875	103.386	103.286	103.186	4.125	102.577	102.477	102.377
3.990	103.181	103.081	102.981	3.750	102.866	102.766	102.666	4.250	104.496	104.396	104.296	4.990	103.509	103.409	103.309	4.250	102.965	102.865	102.765
4.000	103.281	103.181	103.081	3.875	103.210	103.110	103.010	4.375	104.862	104.762	104.662	5.000	103.609	103.509	103.409	4.375	103.331	103.231	103.131
4.125	103.557	103.457	103.357	3.990	103.389	103.289	103.189	4.500	105.057	104.957	104.857	5.125	103.832	103.732	103.632	4.500	103.526	103.426	103.326
4.250	103.584	103.484	103.384	4.000	103.489	103.389	103.289	4.625	104.111	104.011	103.911	5.250	103.295	103.195	103.095	4.625	101.954	101.854	101.754
4.375	103.850	103.750	103.650	4.125	103.591	103.491	103.391	4.750	104.407	104.307	104.207	5.375	103.503	103.403	103.303	4.750	102.250	102.150	102.050
4.500	104.174	104.074	103.974	4.250	104.168	104.068	103.968	4.875	104.513	104.413	104.313	5.500	103.688	103.588	103.488	4.875	102.356	102.256	102.156
4.625	104.232	104.132	104.032	4.375	104.309	104.209	104.109	4.990	104.591	104.491	104.391	5.625	103.931	103.831	103.731	4.990	102.501	102.401	102.301
4.750	104.563	104.463	104.363	4.500	104.503	104.403	104.303	5.000	104.691	104.591	104.491	5.750	103.570	103.470	103.370	5.000	102.601	102.501	102.401
4.875	104.916	104.816	104.716	4.625	104.557	104.457	104.357	5.125	104.777	104.677	104.577	5.875	103.579	103.479	103.379	5.125	102.870	102.770	102.670
4.990	105.039	104.939	104.839	4.750	104.801	104.701	104.601	5.250	105.114	105.014	104.914	5.990	103.503	103.403	103.303	5.250	103.207	103.107	103.007
5.000	105.139	105.039	104.939	4.875	105.093	104.993	104.893	5.375	0.000	0.000	0.000	6.000	103.603	103.503	103.403	5.375	0.000	0.000	0.000

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap		
FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPMI		

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

3/5/2020

45 Day Lock Exp.:

3/20/2020

60 Day Lock Exp.:

4/6/2020

W. Rate Sheet Dated: 2/4/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.375	99.231	99.168	99.106	
3.500	99.667	99.604	99.542	
3.625	100.062	100.000	99.937	
3.750	100.547	100.484	100.422	
3.875	100.739	100.676	100.614	
4.000	101.015	100.953	100.890	
4.125	101.126	101.064	101.001	
4.250	101.329	101.267	101.204	
4.375	101.528	101.465	101.403	
4.500	101.746	101.684	101.621	
4.625	101.985	101.923	101.860	
4.750	102.200	102.137	102.075	
4.875	102.422	102.360	102.297	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	98.606	98.481	98.356	
3.375	99.069	98.944	98.819	
3.500	99.473	99.348	99.223	
3.625	99.954	99.829	99.704	
3.750	100.367	100.242	100.117	
3.875	100.740	100.615	100.490	
4.000	101.078	100.953	100.828	
4.125	101.213	101.088	100.963	
4.250	101.520	101.395	101.270	
4.375	101.799	101.674	101.549	
4.500	101.955	101.830	101.705	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	97.326	97.201	97.076	
3.375	97.731	97.606	97.481	
3.500	98.107	97.982	97.857	
3.625	98.460	98.335	98.210	
3.750	99.053	98.928	98.803	
3.875	99.376	99.251	99.126	
4.000	99.661	99.536	99.411	
4.125	99.945	99.820	99.695	
4.250	100.229	100.104	99.979	
4.375	100.512	100.387	100.262	
4.500	100.803	100.678	100.553	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Refi ¹	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	0.500	0.500	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-0.500	-0.500	-0.750	-0.750	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.750	-1.000	n/a

¹Full Am. ²ARMs Only

Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received & U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers.

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)